

City Council

Bob Wasserman, Mayor
Bob Wieckowski, Vice Mayor
Anu Natarajan
Bill Harrison
Suzanne Lee Chan

City Staff

Fred Diaz, City Manager
Harvey E. Levine, City Attorney
Melissa Stevenson Dile, Deputy City Manager

Dawn G. Abrahamson, City Clerk
Harriet Commons, Finance Director
Marilyn Crane, Information Technology Svcs. Dir.
Mary Kaye Fisher, Interim Human Resources Dir.
Annabell Holland, Parks & Recreation Dir.
Norm Hughes, City Engineer
Jill Keimach, Community Dev. Director
Bruce Martin, Fire Chief
Jim Pierson, Transportation & Ops Director
Jeff Schwob, Planning Director
Suzanne Shenfil, Human Services Director
Craig Steckler, Chief of Police
Lori Taylor, Economic Dev. Director
Elisa Tierney, Redevelopment Director

City Council Agenda and Report [Redevelopment Agency of Fremont]

Work Session 6:00 p.m. (Please note time change)

Regular Meeting 7:00 p.m.

General Order of Business

- 1. Preliminary
 - Call to Order-6:00 p.m.
 - Salute to the Flag
 - Roll Call
- 2. Work Session Items
- 3. Consent Calendar
- 4. Ceremonial Items
- 5. Public Communications
- 6. Scheduled Items
- 7. Report from City Attorney
- 8. Other Business
- 9. Council Communications
- 10. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

Agenda and Report • Fremont City Council Meeting • March 16, 2010



Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral Communications. Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak. Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

To leave a voice message for all Councilmembers and the Mayor simultaneously, dial 284-4080.

The City Council Agendas may be accessed by computer at the following Worldwide Web Address: www.fremont.gov

Information

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website (www.Fremont.gov).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. Council meetings are *open captioned* for the deaf in the Council Chambers and *closed captioned* for home viewing.

Availability of Public Records

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk

City of Fremont

3300 Capitol Avenue, Bldg. A

Fremont, California 94538

Telephone: (510) 284-4060

Your interest in the conduct of your City's business is appreciated.

AGENDA FREMONT CITY COUNCIL WORK SESSION AND REGULAR MEETING AGENDA MARCH 16, 2010 COUNCIL CHAMBERS, 3300 CAPITOL AVE., BUILDING A

6:00 P.M. Work Session (Please note time change) 7:00 P.M. Regular Meeting

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. WORK SESSION ITEMS

Times Are Approximate 6:00 p.m.

2.1 DRAFT GENERAL PLAN LAND USE GOALS AND POLICIES

Contact Person:

Name: Jeff Schwob Dan Schoenholz

Title: Planning Director Policy and Special Projects Manager

Dept.: Community Development Community Development

Phone: 510-494-4527 510-494-4438

E-Mail: jschwob@fremont.gov dschoenholz@fremont.gov

Public Comment

REGULAR CITY COUNCIL MEETING ITEMS

7:00 p.m.

3. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

- 3.1 Motion to Waive Further Reading of Proposed Ordinances (This permits reading the title only in lieu of reciting the entire text.)
- 3.2 *Approval of Minutes – None.*
- 3.3 Second Reading and Adoption of an Ordinance of the City Council of the City of Fremont Amending the Redevelopment Plans for the Irvington, Niles, Centerville, and Industrial Redevelopment Projects and Project Areas, and Approving and Adopting the Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (Including Irvington, Niles, Centerville and Industrial Areas) Pursuant to the Community Redevelopment Law of the State of California

RECOMMENDATION: Adopt ordinance.

Second Reading and Adoption of an Ordinance of the City of Fremont Amending the Precise Plan for the Pacific Commons Planned District P-2003-166 Governing the Property Generally Located West of Interstate I-880, South of Auto Mall Parkway, North of Curie Street and East of the Fremont Auto Mall

RECOMMENDATION: Adopt ordinance.

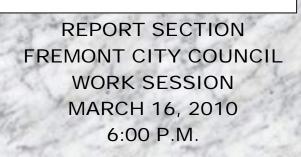
- 4. **CEREMONIAL ITEMS – None.**
- 5. PUBLIC COMMUNICATIONS
 - Oral and Written Communications 5.1

REDEVELOPMENT AGENCY - The Redevelopment Agency Board will convene at this time and take action on the agenda items listed on the Redevelopment Agency Agenda. See separate agenda (yellow paper).

PUBLIC FINANCING AUTHORITY - None.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR

- 6. SCHEDULED ITEMS None.
- 7. REPORT FROM CITY ATTORNEY
 - 7.1 Report Out from Closed Session of Any Final Action
- 8. OTHER BUSINESS None.
- 9. COUNCIL COMMUNICATIONS
 - 9.1 Council Referrals
 - 9.1.1 MAYOR WASSERMAN REFERRAL: Update to Council Assignments to Outside Commissions, Committees or Boards
 - 9.2 Oral Reports on Meetings and Events
- 10. ADJOURNMENT



2.1 DRAFT GENERAL PLAN LAND USE GOALS AND POLICIES

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Name: Jeff Schwob Dan Schoenholz

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PURPOSE OF THE WORK SESSION: Staff is in the process of drafting the updated General Plan. The guiding vision for the General Plan, as distilled from discussions with the Council and the community, is that "Fremont will serve as a national model of how an auto-oriented suburb can evolve into a sustainable, strategically urban, modern city." This vision is the basis for proposed goals and policies in the draft Land Use Element.

The purpose of this work session is to describe the contents of the Land Use Element and its attached Land Use goals and policies, and to highlight for the City Council the major proposed changes from the existing General Plan. Staff has scheduled future work sessions to discuss major changes in the Mobility Element (called the Transportation Element in the existing General Plan) and to review the new Community Character Element. Following those sessions, staff envisions releasing a working draft of the General Plan. At that point, the Environmental Impact Report process will begin, and staff will undertake a new round of community outreach to describe what the plan contains and to receive comments.

POLICY ISSUES/ANALYSIS: The draft General Plan Land Use Element has been reorganized to align with the new Plan's emphasis on sustainability and Transit Oriented Development (TOD). The Element includes the Land Use Map and the Land Use Designations previously presented to the City Council. The Element also contains written goals and policies that will guide future land use decisions. These goals and policies are intended to implement the General Plan vision, and are broken out in six distinct topical areas. The leaf symbol next to some of the attached policies denotes a tie to sustainability. The goals are listed below, along with example policies and implementation measures.

• Goal: City Form and Structure: A city transformed from an auto-oriented suburb into a distinctive community known for its walkable neighborhoods, dynamic city center, transit-oriented development at focused locations, attractive shopping areas and work places, and harmonious blending of the natural and built environments.

Example policies and implementation measures include focusing high-density development in the City Center; establishing minimum Floor Area Ratios (FAR) to ensure development at desired intensity; reducing the predominance of parking in TOD areas using tools such as parking structures, parking maximums, and shared parking; and treating thoroughfares as multi-use corridors.

• Goal: Managing Growth: Growth and development that is orderly and efficient, leverages public investment, ensures the continued availability of infrastructure and public services, reduces adverse impacts on adjacent properties, and protects the natural environment.

Examples include guiding new growth and development toward TOD areas; revising FAR and height standards in the Zoning Ordinance to implement the General Plan vision; and integrating land use and transportation decisions.

• Goal: Complete Neighborhoods: Compact, walkable, and diverse neighborhoods, each with an array of housing types and shopping choices, with parks, schools, and amenities that can be conveniently accessed by all residents.

Examples include improving connectivity between neighborhoods and to transit and open spaces, encouraging multi-family developments to incorporate space for gardens; and balancing services, amenities and uses in neighborhoods so that it is easier for residents to reach basic services by walking, bicycling, or taking transit.

• Goal: Centers and Corridors: Distinctive, vibrant centers and corridors that accommodate housing, commerce, shopping, services, civic activities, entertainment, and culture.

Examples include making shopping centers more pedestrian-friendly; encouraging shared parking in commercial districts; encouraging use of older and historic residences in commercial districts for commercial activities; and supporting the development of farmers markets and other venues where locally grown produce and fresh foods can be sold.

• Goal: Employment Districts: Strengthen Fremont as a major regional job center, a medical and professional office hub, a preferred location for technology, research, and development, and home to a diverse mix of businesses and industries.

Examples include maintaining an industrial land supply adequate for continued growth of core industries, including high tech, biotech, and green tech; locating highest-intensity employment uses near transit; and developing and maintaining transportation demand management programs in major employment areas.

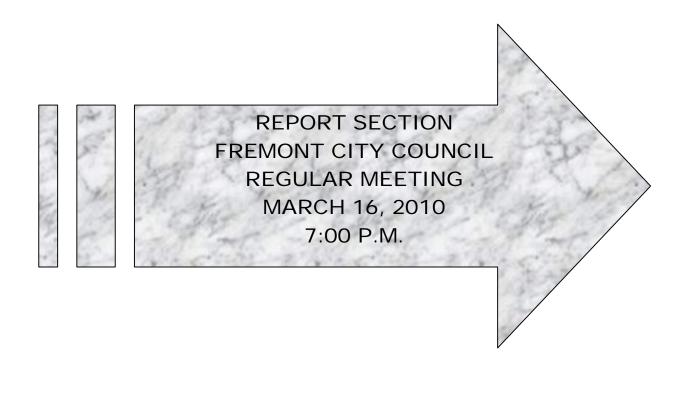
• Goal: Open Space: An open space "frame" around Fremont, complemented by local parks and natural areas, which together protect the City's natural resources, provide opportunities for recreation, enhance visual beauty, and shape the City's character

Examples include establishing linear open space connections; advocating for open space conservation and resource protection in the unincorporated areas east of Fremont's city limits but within the City's sphere of influence; and developing regulations and standards prohibiting the conversion of common open space in planned developments and subdivisions into developable lots.

Staff will provide an overview of the draft policies and implementation measures supporting each of the goals.

REQUESTED OUTCOME OF THE WORK SESSION: Provide input to staff.

ENCLOSURE: General Plan Land Use Goals and Policies.



*3.3 Second Reading and Adoption of an Ordinance of the City Council of the City of Fremont Amending the Redevelopment Plans for the Irvington, Niles, Centerville, and Industrial Redevelopment Projects and Project Areas, and Approving and Adopting the Consolidated Amended and Restated Redevelopment Plan for the Fremont Merged Redevelopment Project (Including Irvington, Niles, Centerville and Industrial Areas) Pursuant to the Community Redevelopment Law of the State of California

ENCLOSURE: Draft Ordinance

RECOMMENDATION: Adopt ordinance.

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ENCLOSURE: Draft Ordinance

RECOMMENDATION: Adopt ordinance.

Report Out from Closed Session of Any Final Action 7.1

9.1 Council Referrals

9.1.1 MAYOR WASSERMAN REFERRAL: Update to Council Assignments to Outside Commissions, Committees or Boards

ENCLOSURES:

- Draft Resolution
- Mayor and City Councilmember Assignments (2009-2011)

RECOMMENDATION: Adopt a resolution designating Council assignments to outside committees, commissions, and boards. This resolution modifies and replaces the resolution adopted by the Council on February 10, 2009 (Resolution No. 2009-8).

9.2 Oral Reports on Meetings and Events

ACRONYMS

ABAGAssociation of Bay Area Governments	FUSD Fremont Unified School District
ACCMAAlameda County Congestion	GIS Geographic Information System
Management Agency	GPA General Plan Amendment
ACEAltamont Commuter Express	HARB Historical Architectural Review Board
ACFCDAlameda County Flood Control District	HBA Home Builders Association
ACTAAlameda County Transportation	HRC Human Relations Commission
Authority	ICMA International City/County Management
ACTIA Alameda County Transportation	Association
Improvement Authority	JPA Joint Powers Authority
ACWDAlameda County Water District	LLMD Lighting and Landscaping Maintenance
BAAQMD Bay Area Air Quality Management	District
District	LOCC League of California Cities
BARTBay Area Rapid Transit District	LOS Level of Service
BCDCBay Conservation & Development	MOU Memorandum of Understanding
Commission	MTC Metropolitan Transportation Commission
BMPsBest Management Practices	NEPA National Environmental Policy Act
BMRBelow Market Rate	NLC National League of Cities
CALPERSCalifornia Public Employees' Retirement	NPDES National Pollutant Discharge Elimination
System	System
CBDCentral Business District	NPO Neighborhood Preservation Ordinance
CDDCommunity Development Department	PC Planning Commission
CC & R's Covenants, Conditions & Restrictions	PD Planned District
CDBGCommunity Development Block Grant	PUC Public Utilities Commission
CEQACalifornia Environmental Quality Act	PVAW Private Vehicle Accessway
CERTCommunity Emergency Response Team	PWC Public Works Contract
CIPCapital Improvement Program	RDA Redevelopment Agency
CMACongestion Management Agency	RFP Request for Proposals
CNGCompressed Natural Gas	RFQ Request for Qualifications
COFCity of Fremont	RHNA Regional Housing Needs Allocation
COPPS Community Oriented Policing and Public	ROP Regional Occupational Program
Safety	RRIDRO Residential Rent Increase Dispute
CSACCalifornia State Association of Counties	Resolution Ordinance
CTC California Transportation Commission	RWQCB Regional Water Quality Control Board
dBDecibel	SACNET Southern Alameda County Narcotics
DEIR Draft Environmental Impact Report	Enforcement Task Force
DO	SPAA Site Plan and Architectural Approval
DU/ACDwelling Units per Acre	STIP State Transportation Improvement
EBRPD East Bay Regional Park District	Program TODDE TO SEE THE SEE
EDAC Economic Development Advisory	TCRDF Tri-Cities Recycling and Disposal Facility
Commission (City)	T&O Transportation and Operations
EIREnvironmental Impact Report (CEQA)	Department
EIS Environmental Impact Statement (NEPA)	TOD Transit Oriented Development
ERAFEducation Revenue Augmentation Fund	TS/MRF Transfer Station/Materials Recovery
EVAWEmergency Vehicle Accessway	Facility
FARFloor Area Ratio	UBC Uniform Building Code
FEMAFederal Emergency Management Agency	USD Union Sanitary District
FFDFremont Fire Department	VTA Santa Clara Valley Transportation
FMCFremont Municipal Code	Authority
FPDFremont Police Department	WMA Waste Management Authority
FRCFamily Resource Center	ZTAZoning Text Amendment

UPCOMING MEETING AND CHANNEL 27 BROADCAST SCHEDULE

Date	Time	Meeting Type	Location	Cable Channel 27
March 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 30, 2010 (5 th Tuesday)		No City Council Meeting		
April 6, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 13, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 20, 2010	TBD	Work Session	Council Chambers	Live
April 27, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 3, 2010	4:00 p.m.	Joint City Council/FUSD Board Meeting	Council Chambers	Live
May 4, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 11, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 18, 2010	TBD	Work Session	Council Chambers	Live
May 25, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 1, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 8, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 15, 2010	TBD	Work Session	Council Chambers	Live
June 22, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 29, 2010 (5 th Tuesday)	TBD	No City Council Meeting		
July 6, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 13, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 20, 2010	TBD	Work Session	Council Chambers	Live